

BRIDGER SHADOWS RANCH



735± ACRES

Bozeman, Montana

Property available in 3 separate tracts or in its entirety.

Andrew Westlake: Broker/REALTOR®
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 **PEOPLES**[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

BRIDGER SHADOWS RANCH

McILHATTAN ROAD, BOZEMAN, MONTANA 59715

Listing 10772: 735± Acres | Asking Price: \$9,999,900 (\$13,605/Acre) | Gallatin County, MT

Bridger Shadows Ranch consists of 735+/- acres of undeveloped land in the beautiful Montana Gallatin Valley. Located in the foothills within the shadows of the Bridger Mountains and overlooking the valley, this property offers endless possibilities without covenants to the new owners – hunting, equestrian opportunities, cross country skiing, hiking, ranching/farming, land development or conservation easement—all within minutes of downtown Bozeman, Yellowstone National Park, Big Sky Ski Resort, Bridger Bowl and Bozeman Yellowstone International Airport.

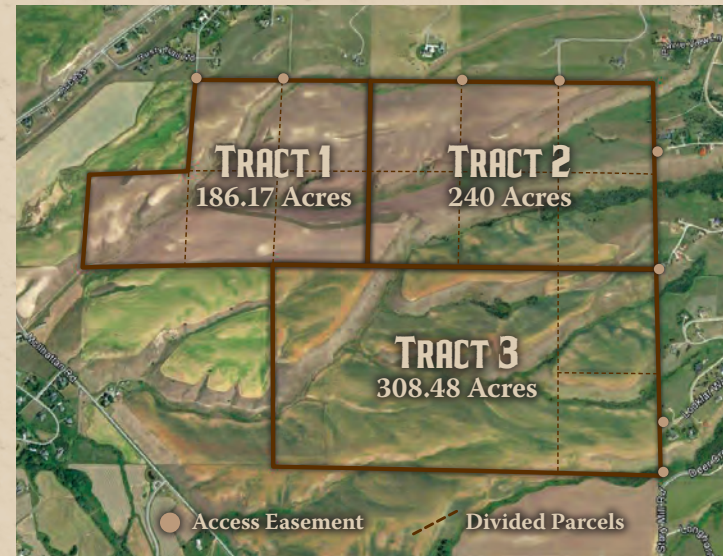
The terrain is a combination of hills, brushy draws, rolling grasslands and fields currently used to raise wheat and barley. There are numerous springs providing creeks, ponds and water for livestock and wild game. Large numbers of whitetail deer, pheasants and Hungarian partridge inhabit the property and mule deer, elk, bears, mountain lions and other game are often present.

With many areas of heavy brush and deciduous, pine, and cedar trees, the terrain offers many possibilities for secluded, rural living within minutes of urban amenities. There are spectacular 360-degree views of the Bridger and Gallatin Mountains, the Spanish Peaks, the Tobacco Root Mountains and the Gallatin Valley from the property.

The property consists of 735 +/- deeded acres configured in 14 separate parcels that are contiguous.

Bridger Shadows Ranch is the largest acreage currently offered with such proximity to Bozeman and is co-listed in a partnership between Peoples Company and Fay Ranches.

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DIRECTIONS:

Take N. 19th Street exit off I-90 and head north on Springhill Road. Take a right on Sypes Canyon Road and another right on McIlhattan Road. Travel approximately 1 mile and the property will be on your left. It is bordered by Story Mill Road on the SE, Grandview Heights Subdivision on the East and Autumn Ridge on the North.

TRACT 1: LOOKOUT POINT AT BRIDGER SHADOWS RANCH

Listing 13983: 186± Acres | Asking Price: \$2,513,295 | Gallatin County, MT

Lookout Point at Bridger Shadows Ranch offers an unbeatable location just minutes from Bozeman. Comprised of 5 separate parcels totaling 186 +/- contiguous acres, the property sits in the foothills of the Bridger Mountains providing stunning 360-degree views of multiple mountain ranges, Bozeman and the Gallatin Valley. 78+/- acres are zoned Agricultural Suburban while the remainder of the property is unzoned. Within minutes of downtown Bozeman and Bozeman Yellowstone International Airport, the area is known for excellent deer, pheasant and Hungarian partridge hunting. This property offers numerous opportunities to the new owner for secluded, rural living within minutes of city amenities as well as exquisite hunting, ranching and farming, cross-country skiing, equestrian possibilities, land development or conservation easement potential.



TRACT 2: ASPEN DRAW AT BRIDGER SHADOWS RANCH

Listing 13984: 240± Acres | Asking Price: \$3,540,000 | Gallatin County, MT

Aspen Draw At Bridger Shadows Ranch is a picturesque 240+/- acres just minutes from Bozeman. Comprised of 6 contiguous parcels, this jewel of the Gallatin Valley offers unlimited opportunities to the new owner for secluded, rural living just minutes from city amenities as well as exquisite hunting, ranching and farming, cross-country skiing, equestrian possibilities, land development or conservation easement potential. A spring provides water year-round for livestock and game while deer and elk are often seen around the large draw of chokecherry, deciduous pine, cedar and aspen trees. Within minutes of downtown Bozeman and Bozeman Yellowstone International Airport, the area is known for excellent deer, pheasant and Hungarian partridge hunting.



TRACT 3: VALLEY VIEWS AT BRIDGER SHADOWS RANCH

Listing 13985: 308± Acres | Asking Price: \$4,241,600 | Gallatin County, MT

Valley Views At Bridger Shadows Ranch is a rare find comprised of 3 separate parcels totaling 308 +/- contiguous acres. The property sits near the base of the Bridger Mountains providing stunning 360-degree views of multiple mountain ranges, Bozeman and the Gallatin Valley. Within minutes of downtown Bozeman and Bozeman Yellowstone International Airport, the area is known for excellent deer, pheasant and Hungarian partridge hunting. Multiple springs provide water for livestock and game while deer, and occasionally elk, are seen around the brushy draws and old homestead buildings. This property offers numerous opportunities to the new owner for secluded, rural living within minutes of city amenities as well as exquisite hunting, ranching and farming, cross-country skiing, equestrian possibilities, land development or conservation easement potential.



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